

13 July 1971

PROPOSED GARAGE AT CIA HEADQUARTERS, LANGLEY, VIRGINIA

A Statement of Background Data to the National Capital
Planning Commission

A. Need to Build

The Central Intelligence Agency has for years maintained a small repair and storage garage at various locations in Arlington County while dispatching activities and most of the fleet of vehicles in the motor pool were kept at Langley Headquarters site. Dissatisfaction with leased facilities and a need to improve operational efficiency has resulted in a decision to bring together the garage and the motor pool into one facility at Langley. Estimated operational savings resultant from this proposed consolidation at Headquarters amount to \$118,000 per year, thus amortizing the cost of construction in 10 years.

B. Impact on the National Capital Region

1. This project will have almost no effect on regional economics. It would cause only a minor personnel shift (fewer than 15) to Langley. The people affected have for years worked at several locations in Arlington and Fairfax Counties and presently live within 45 minutes commuting time of their present work location. Commuting time to the new facility will improve for over 80 percent of these employees. Their housing and transportation needs will remain the same; none expect to change their places of residence.

2. The environmental impact of the proposed garage and motor pool is minor in that the motor pool and dispatching service are already centered at the Headquarters site. There would be less than one-half of one percent increase in the number of vehicles at Langley. The increased onsite vehicle count which may seem to be detrimental is offset by a reduction in traffic generated by an offsite garage.

3. Construction of the building will necessitate removal of 20 trees, 8 inches to 12 inches in size, and some scrub. The parking area is to be located in what is now a treeless open field. Relocation of a surface drainage swale will not impede established runoff patterns and will be adequate to take on increased runoff from the proposed hardstand and roofs. Likewise, the drainage structures into which the swale flows are adequate to accept the roof and hardstand drainage increases. Protection against erosion and stream silting during construction will be assured by the requirements in the contract documents for cover on exposed slopes and temporary earth storage piles. The site plan design includes provision of new screen planting around the building and parking areas resulting in a net increase of trees and ground cover over that of the existing conditions.

C. Project Details (refer to drawings)

1. Site Area: Approximately 4.5 acres on Agency property and land under use permit.
2. Paving Areas: Parking, 1.12 acres; Access drives, 0.62 acres; Number of vehicles, 120 plus grounds maintenance equipment.
3. Building Area: Ground cover area, 14,400 square feet; Gross floor area, 16,380 square feet.
4. Building Size: Length, 189 feet and 6 inches; Width, 76 feet and no inches; Height, 26 feet and no inches.
5. Building Finishes: Precast concrete, color and texture compatible with existing Headquarters buildings.
6. Utilities: Steam, central powerplant; Chilled water, central powerplant; Water, central system; Sewage, central system; Electric, central substation.

Note: All connections to central utility systems will be underground. No additions to the capacity of the central systems will be required.